

RESOLUTION NO. 12-04

RESOLUTION OF THE TOWN OF ST. LEO TOWN COMMISSION
APPROVING SAINT LEO UNIVERSITY INC. STUDENT HOUSING
LANDSCAPE BUFFER PLAN.

WHEREAS, a general site plan review application (SPR #11-B) was submitted by Saint Leo University, Inc. (Applicant) to approve two new student housing dorms for Saint Leo University pursuant to the LDC Article X, Development Review Procedures and Development Standards For General Site Plans and Planned Unit Developments, and

WHEREAS, a public meeting was held on April 11, 2011, before the Town of St. Leo Town Commission, which gave full and complete consideration to the recommendations of the staff and evidence presented at the public meeting on this application, and

WHEREAS, the Town Commission approved the Student Housing Site Plan, which included a condition to submit a landscape plan for approval, and,

WHEREAS, Saint Leo University has submitted a landscape plan for approval by the Town of St. Leo Town Commission.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN OF ST. LEO TOWN COMMISSION:

SECTION A. CONDITIONS OF APPROVAL

The site plan for the new student housing included two new dorm buildings (Buildings A and B) and seven (7) new handicapped spaces adjacent to the west of Building A (now referred to as Building 6 on the landscape plan). Pursuant to the LDC, (Sec. Sec. 12.3. Vehicular Use Area Landscaping Requirements (B)) *"Where a parking lot perimeter does not abut an adjacent property or right-of-way, then a minimum perimeter buffer width of five (5) feet with one (1) tree/30 linear feet is required. One (1) landscaped island shall be provided at the terminal end of each row of parking."* Therefore, six (6) canopy trees are required for these new parking spaces. The application indicated that the new buildings would be landscaped; therefore, credit can be given for the required canopy trees to be planted along the west side of Building 6.

The Town Commission at the April 11, 2011 approved the site plan with the following condition related to the new parking spaces:

1. Submit a landscape plan for approval by the Town for either the new parking lot or west side of Building A by October 31, 2011.

SECTION B. FINDINGS AND CONCLUSIONS

Saint Leo University has submitted a landscape plan for Building 6 (west building) and the adjacent parking lot. The Town's Planning Consultant has reviewed the landscape plan and finds that the plan meets the LDC requirement, and therefore, the Applicant has complied with the above condition.

SECTION C. TOWN COMMISSION DECISION

The Town Commission hereby APPROVES the Student Housing landscape buffer plan.

SECTION D. EXHIBITS

The following exhibit is attached to this resolution and incorporated by reference:

Exhibit A: Town Planner's Memorandum with exhibit.

SECTION E. TOWN COMMISSION MOTION

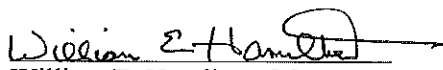
The foregoing resolution was adopted by the St. Leo Town Commission vote as follows:

William E. Hamilton, Mayor
Donna DeWitt, O.S.B.
Richard Christmas
Robert Courtney
Jack Gardner

DULY PASSED AND ADOPTED this 10th day of October, 2011. This approval is valid for one (1) year from the date of approval, unless a construction permit has been issued prior to the expiration date.

ATTEST:


Joan Miller, MMC, Town Clerk


William E. Hamilton, Mayor

Approved as to form by:



Patricia Petruff, Esquire, Town Attorney

EXHIBIT A
Town Planner's Report with Exhibits



ENGELHARDT, HAMMER & ASSOCIATES

Land Planning GIS Expert Testimony

4343 Anchor Plaza Parkway, Suite 220, Tampa, FL 33634

Telephone 813 889-8100 FAX 813 889-8100

MEMORANDUM

TO: Honorable William E. Hamilton, Mayor and Town
Commission Members
FROM: Jan A. Norsoph, AICP
DATE: September 19, 2011
RE: Saint Leo University Student Housing Landscape Plan

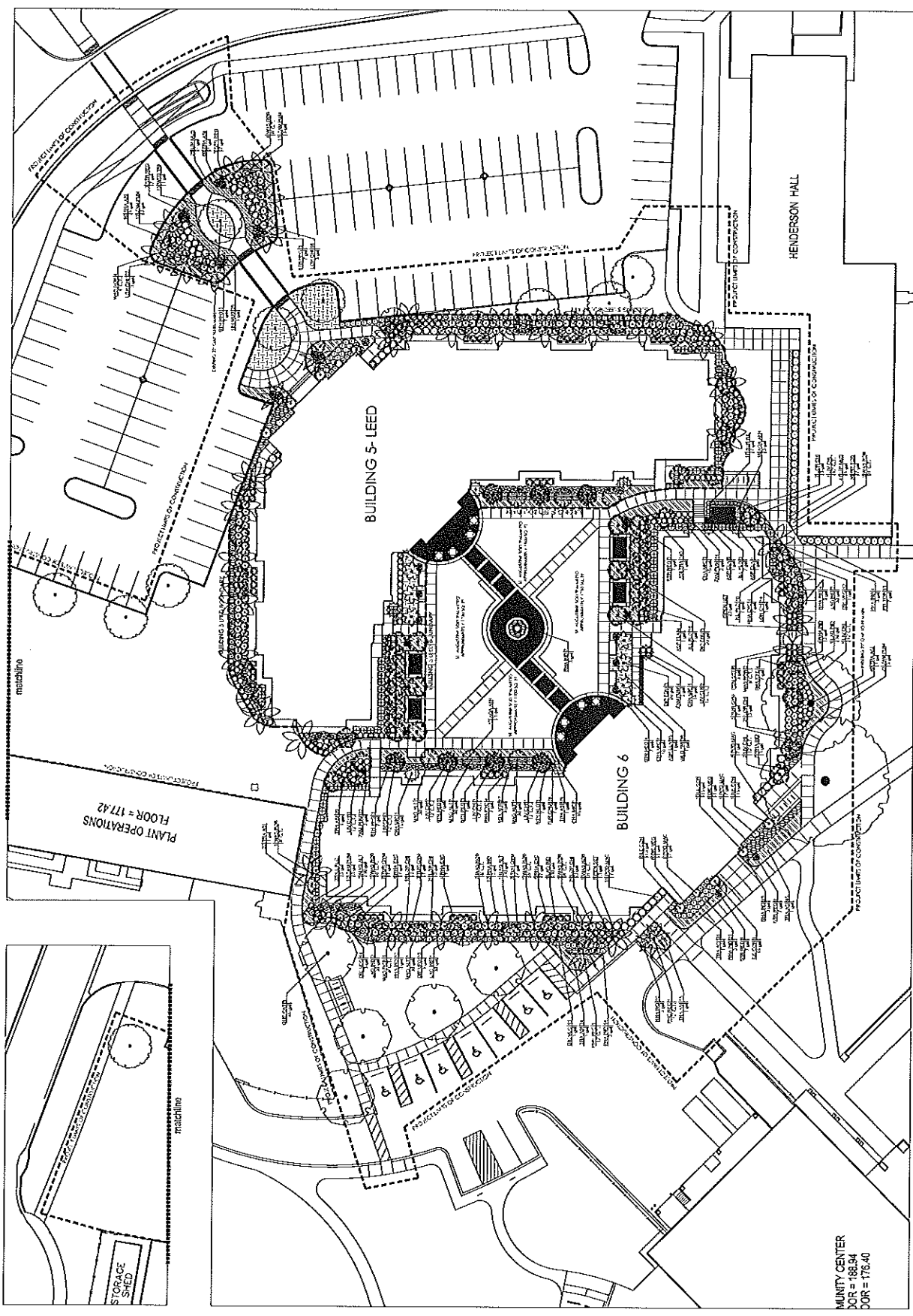
The site plan for the new student housing was approved by the Commission on April 11, 2011. The site plan for the new student housing included two (2) new student dorms (Buildings A and B) and seven (7) new handicapped spaces adjacent to the west of Building A (west building). Pursuant to the LDC (Sec. 12.3. Vehicular Use Area Landscaping Requirements (B)) *"Where a parking lot perimeter does not abut an adjacent property or right-of-way, then a minimum perimeter buffer width of five (5) feet with one (1) tree/30 linear feet is required. One (1) landscaped island shall be provided at the terminal end of each row of parking."* Therefore, six (6) canopy trees were required for these new parking spaces. The application indicated that the new buildings would be landscaped; therefore, credit would be given for planting the required canopy trees along the west side of Building A.

The Town Commission at the April 11, 2011 approved the site plan with the following condition related to the new parking spaces:

1. Submit a landscape plan for approval by the Town for either the new parking lot or west side of Building A by October 31, 2011.

Saint Leo University has submitted a landscape plan for Building A (referred to as Building #6 on the landscape plan) that meets the LDC required landscaping (Exhibit A) and, therefore has complied with the above condition.

EXHIBIT A
Building 6 Landscape Plan



Landscape Planting Plan
1" = 20'-0"

LA-103
0904.02



dirt
landscape architecture

Saint Leo University New Student Housing - Building 6
1077 Saint Leo Road
Saint Leo, FL 33455
Landscape Planting Plan

SAINT LEO UNIVERSITY
1077 Saint Leo Road
Saint Leo, FL 33455
Landscape Planting Plan
DATE: 09/04/02
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]